

**NOTICE OF PUBLIC HEARING**  
**TOWN OF BABYLON - ZONING BOARD OF APPEALS**

Pursuant to Chapter 213, Article II of the Building Zone Ordinance of the Town of Babylon, notice is hereby given that the Town of Babylon Zoning Board of Appeals will hold a Public Hearing at Babylon Town Hall, 200 East Sunrise Highway, North Lindenhurst, New York on **THURSDAY, MARCH 7, 2019** to consider the following applications at the time listed or as soon thereafter as may be heard.

**6:00 p.m.**

1. Application #19-025 of Richard Baugh, 69 West 5<sup>th</sup> Street, Deer Park, NY. Permission to diminish north side yard from 10' to 6.2'; diminish total side yards from 25' to 19.4'. All in connection with the erection of a side awning. Property located on the east side of W. 5<sup>th</sup> Street, 70.15' south of Lake Avenue, Deer Park, NY.  
SCTM#0100-63-1-2  
Zoning District: Residence C Zone

**6:00 p.m.**

2. Application #19-026 of Stephen A. Keegan, 50 East Drive, Copiague, NY. Permission to diminish front yard setback from 30' to 26.1'; diminish north side yard from 10' to 7.6'; diminish rear yard setback from 30' to 21.08' for proposed deck. All in connection with the erection of a 2nd story addition with 2' roof encroachment and a 2nd story rear deck (no stairs). Property located on the west side of East Drive, 263' south of North Drive, Copiague, NY.  
SCTM#0100-191-1-113  
Zoning District: Residence C Zone

**6:00 p.m.**

3. Application #19-022 of NY Connection, Inc. d/b/a Verizon Wireless (tenant)/Sunrise Plaza Associates (prop. owner), 88 Wildwood Drive, Dix Hill, NY. Permission to diminish rear yard setback from 50' to 16.5'. All in connection with an existing building. Property located on the northeast corner of N. Wellwood Avenue & Spiegelhagen Street, Lindenhurst, NY.  
SCTM#0100-207-2-100  
Zoning District: Business E Zone  
Premises: 624 N. Wellwood Avenue, Lindenhurst, NY

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**6:00 p.m.**

4. Application #19-021 of Young's Auto Collision & Glass (tenant)/Airport Industrial Park LLC (prop. owner), 770-12 Grand Boulevard, Deer Park, NY. Renewal of a special exception permit to conduct a public garage as an auto body and auto repair shop (previously approved for two (2) years). All in connection with a portion of an existing building. Property located on the south side of Grand Boulevard, 173' east of Commack Road, Deer Park, NY.  
SCTM#0100-67-1-10.028  
Zoning District: Industry G Zone

**6:10 p.m.**

5. Application #18-248 of North Babylon Associates, 151 Irving Place, Woodmere, NY. Permission to increase sign height from 15' to 22'5"; increase area from 32 sq. ft. to 152 sq. ft. All in connection with the reconstruction of a non-conforming directory sign with five (5) tenant panels. Property located on the southwest corner of Deer Park Avenue & Weeks Road, N. Babylon, NY.  
SCTM#0100-116-4-p/o 2.004  
Zoning District: Business Ea Zone  
Premises: 1251-1263 Deer Park Avenue, N. Babylon

**6:10 p.m.**

6. Application #19-011 of North Babylon Associates, 151 Irving Place, Woodmere, NY. Permission to diminish off-street parking from 50 parking spaces to 33 parking spaces. All in connection with the proposed rezoning to Ga Zone and for the erection of a self-storage facility. Property located on the south side of Weeks Road, 337' east of Deer Park Avenue, N. Babylon, NY.  
SCTM#0100-116-4-p/o 2.004  
Zoning District: Business Ea Zone  
Premises: 1251-1263 Deer Park Avenue, N. Babylon

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7. Application #19-024 of Gail Grace Manor North, 164 Ocean Avenue, Lindenhurst, NY. Permission to diminish lot area from 2 acres to 1.96 acres (21,213.52 sq. ft. in Town of Babylon; 64,585.42 sq. ft. in Village of Lindenhurst). All in connection with the erection of eight (8) one (1) bedroom apartment units with site improvements. Property located on the northeast corner of 41st Street & Liberty Street, Copiague, NY.  
SCTM#0100-201-1-22, 23, 23, 25, & p/o 41st Street  
Zoning District: SCMR  
Premises: 495, 497, 499 and unnumbered lots on 41st Street, Copiague, NY

**ALL PERSONS OR THEIR DULY APPOINTED REPRESENTATIVE MUST APPEAR IN PERSON AT THE ABOVE HEARING. ALL CASES WILL BE HEARD IN THE ORDER IN WHICH THEY ARE ADVERTISED, TO BE FOLLOWED BY ADJOURNED CASES.**

BY ORDER OF THE ZONING BOARD OF APPEALS  
MICHAEL KANE, CHAIRMAN

Dated:            Babylon Town Hall  
                      Lindenhurst, New York  
                      February 11, 2019